



THE SHOPPES ^{AT} SAN MARCO

High Profile Pad Space Available

New Construction Grocery Anchored Shopping Center

Development in Pittsburg, CA



Michael Mundelius

Senior Vice President
CA License No. 01024436
michael.mundelius@colliers.com
(925) 279-5585

Stephen Rusher

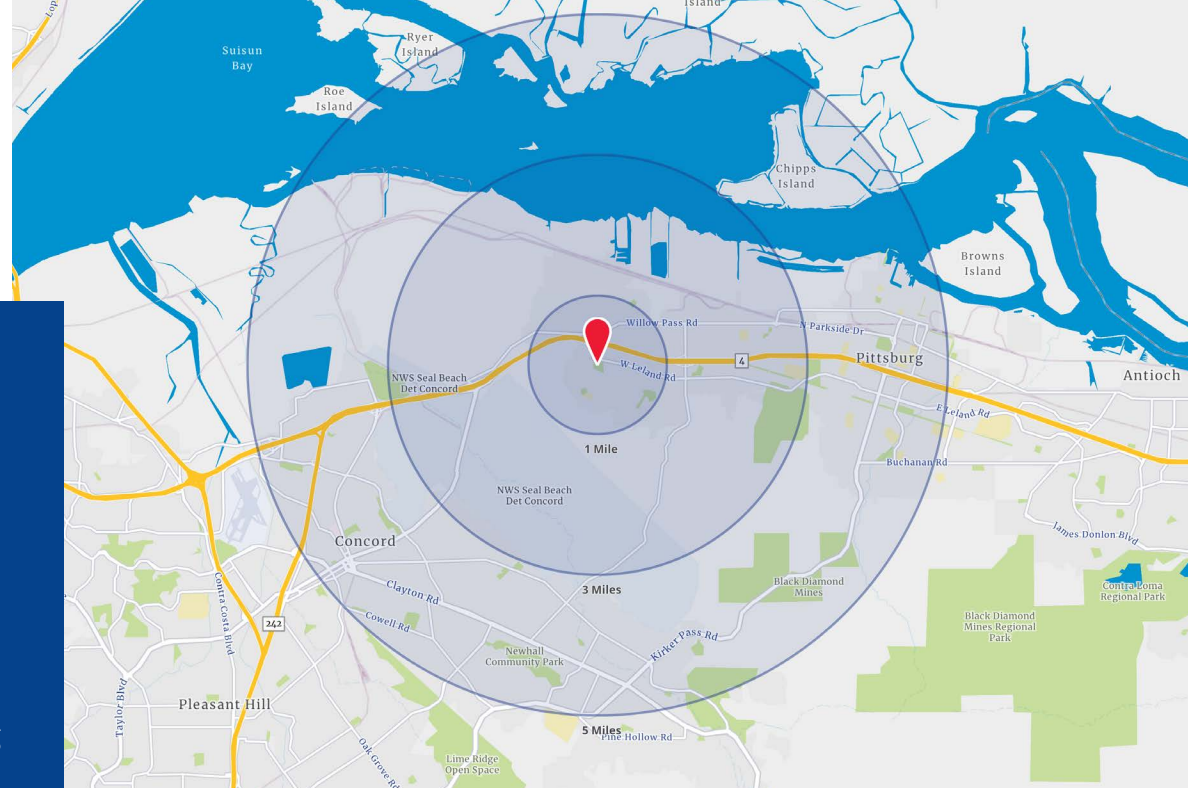
Executive Director
CA License No. 01439740
srusher@theeoniccompany.com
(408) 400-3555

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THE SHOPPES AT SAN MARCO

Sierra Pacific Properties and Colliers are proud to offer the new San Marco proposed Sprout's Market Anchored development located at the South East corner of San Marco Blvd. and West Leland Road in Pittsburg, CA. The subject property has been approved for a grocery anchor along with drive-thru restaurant opportunities. The parcel is 3.69 Acres and offers ample parking for each specific use. Accessibility could not be better located directly off Hwy. 4 San Marco Development has evolved from years of rapid residential growth and city residence actively voicing their desire for daily needs and food offerings. We look forward to sharing more features of this property with you.



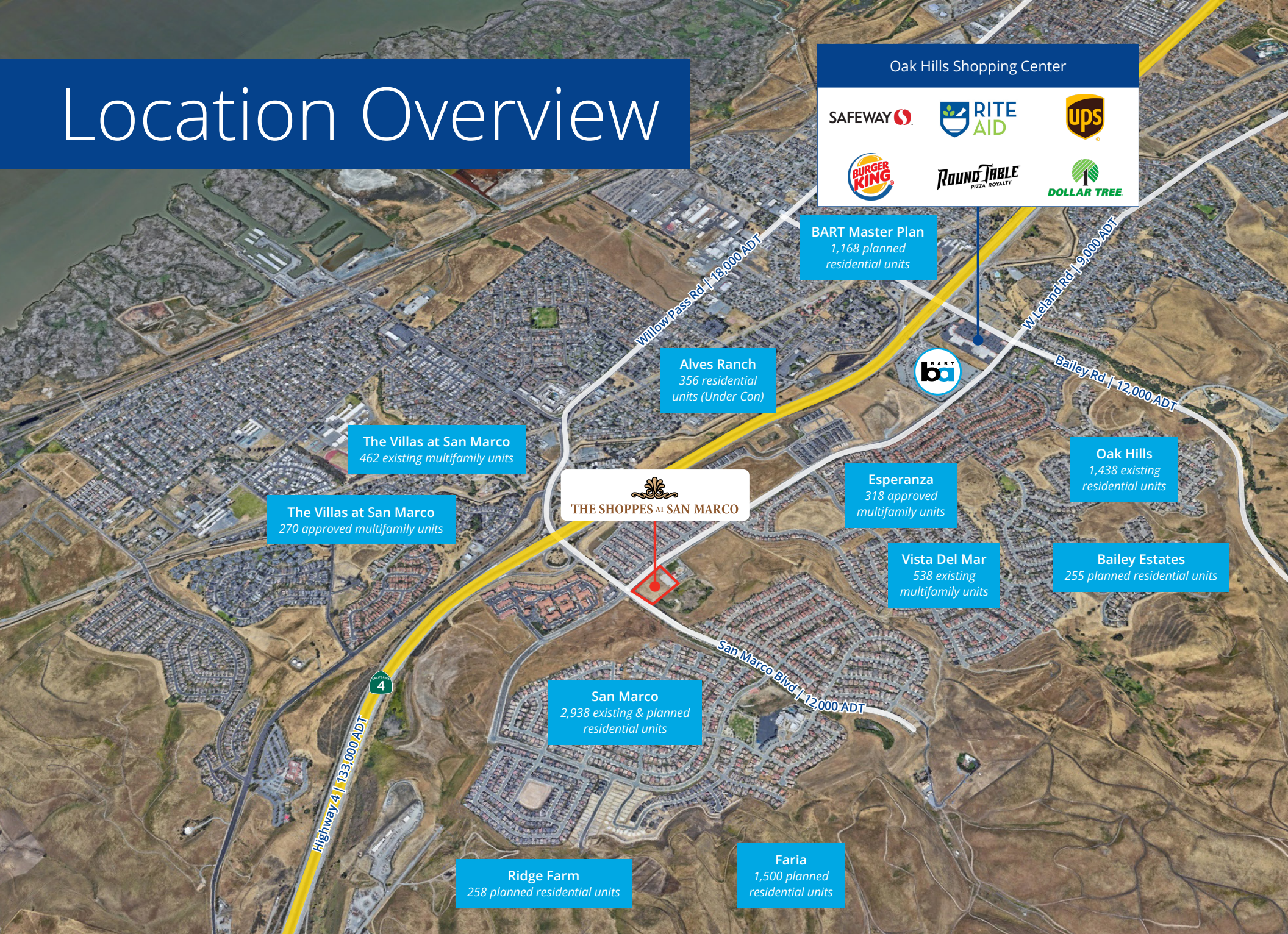
Property Features

Location	South East Corner of San Marco Boulevard & West Leland Road, Pittsburg, CA
Cross Streets	San Marco Boulevard and West Leland Road
Land Area	±3.69 Acres
Seeking	Shop space retail tenants
Available	Pad 1 ±6,525 SF Pad 2 In Lease
Parking	184 stalls 5.7 / 1,000 SF

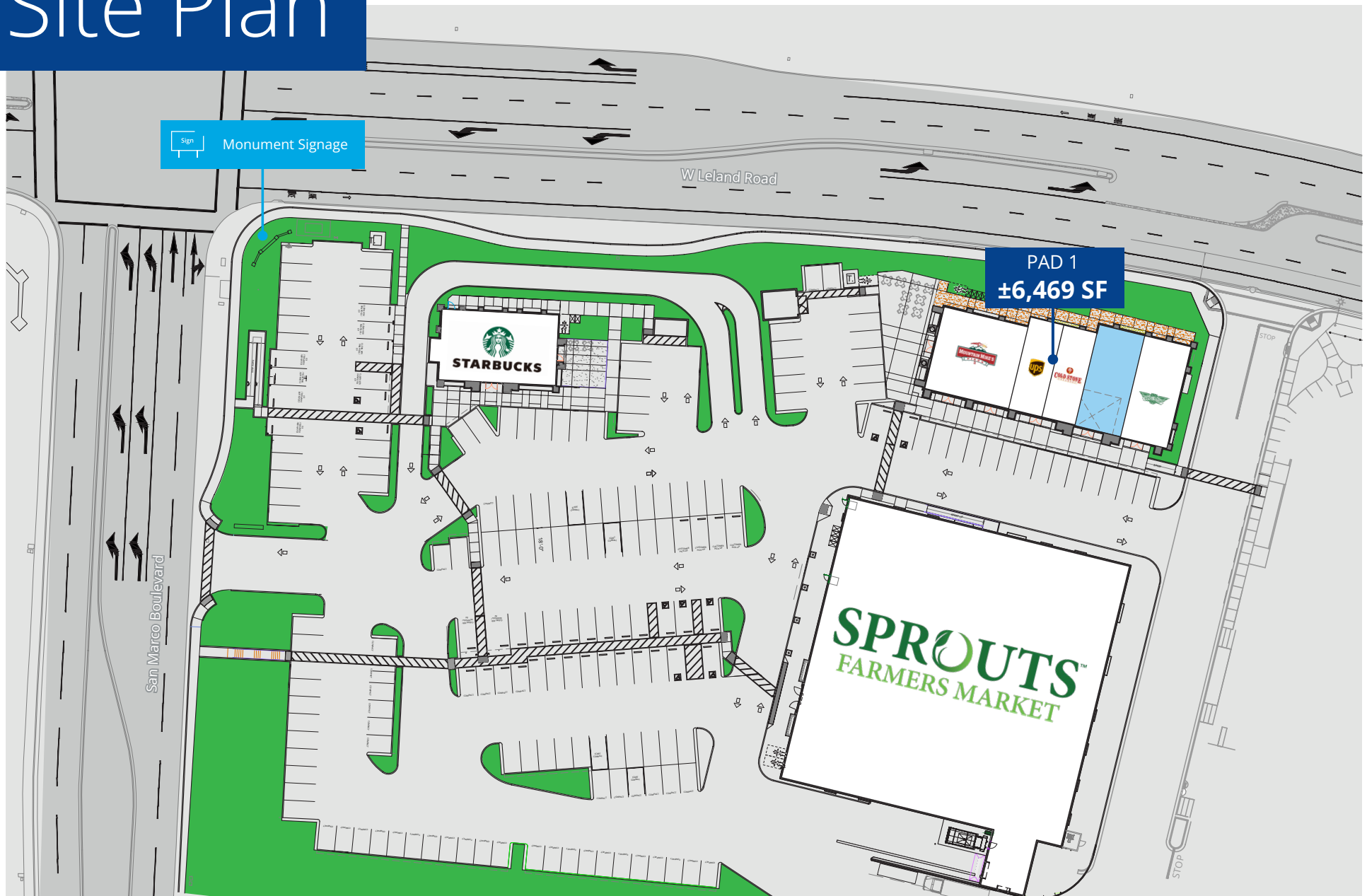
Demographics

	1 mile	3 miles	5 miles
 Total Population	19,103	51,991	168,814
 Daytime Population	13,179	35,386	142,394
 Total Households	5,520	14,863	56,201
 Median HH Income	\$98,737	\$88,873	\$96,234
 Education (Some College or Degree)	62%	55%	63%
 Total Businesses	221	509	4,049
 Total Employees	1,232	3,201	41,317
 White Collar Employees	64%	55%	63%

Location Overview

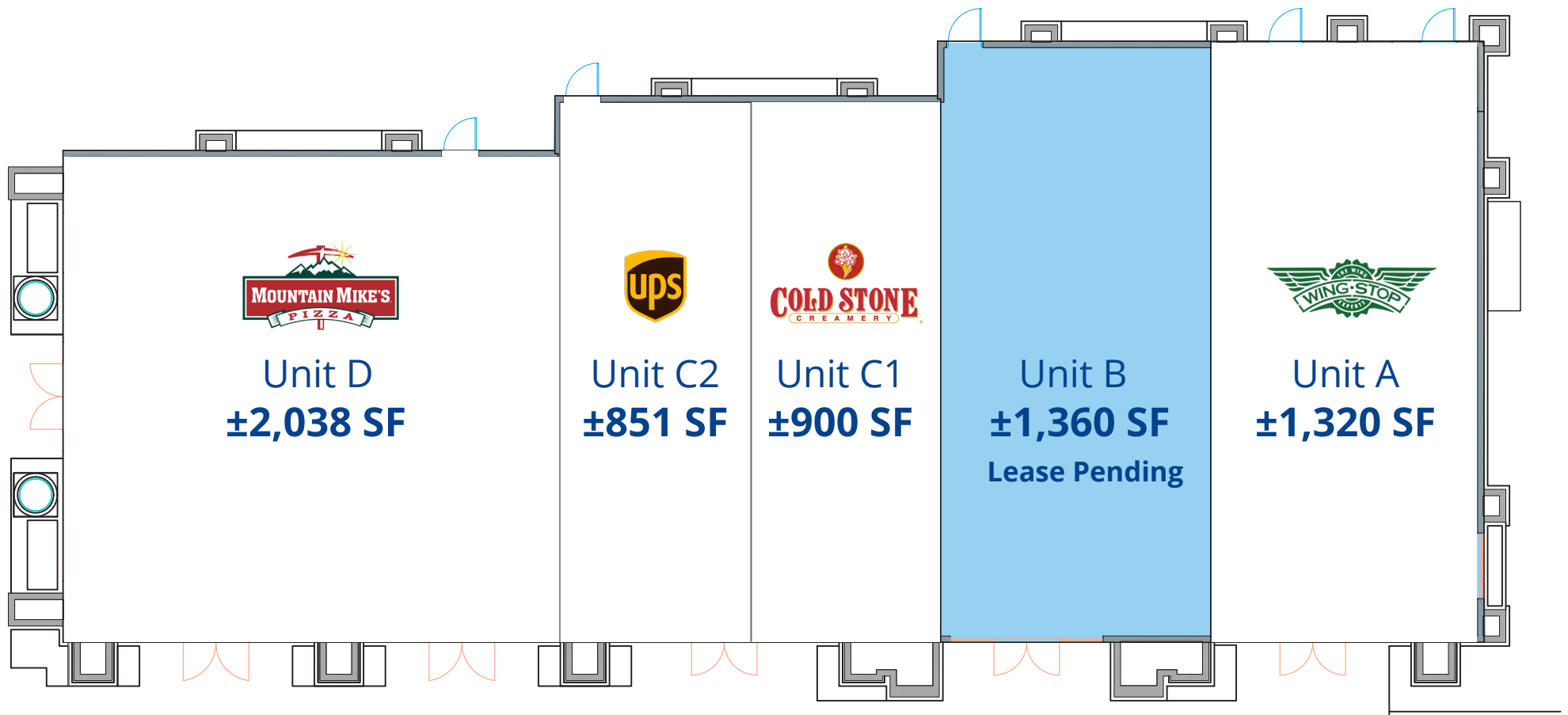


Site Plan



Pad 1 | Available Units

 Available



Pad 1 | Elevations



THE SHOPPES AT SAN MARCO



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Anchor | Elevations & Materials


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A Sprouts Market Anchored Retail Development in Pittsburg, CA

South East Corner of San Marco Boulevard at West Leland Road

Contact Exclusive Brokers

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Senior Vice President
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michael.mundelius@colliers.com
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